

11634 PACIFIC HIGHWAY SOUTH  
INCOME STATEMENT  
JANUARY 1,2003 - DECEMBER 31,2003

	MONTH ACT	YTD ACTUAL
<b>RENTAL INCOME</b>		
Base Rent	6,575.00	74,653.75
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TOTAL RENTAL INCOME	6,575.00	74,653.75
<b>OTHER INCOME</b>		
Penalty/Late Charge	0	686.25
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TOTAL OTHER INCOME	0	686.25
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<b>TOTAL INCOME</b>	6,575.00	<b>75,340.00</b>
<b>OPERATING EXPENSES</b>		
<b>CLEANING</b>		
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<b>REPAIRS &amp; MAINTENANCE</b>		
Roof Repairs	0	299.2
General Repairs & Maint	6.63	45.62
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TOTAL REPAIRS & MAINT	6.63	344.82
<b>ELEVATOR REPAIRS &amp; MAINT</b>		
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<b>HVAC REPAIRS &amp; MAINT</b>		
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<b>UTILITIES</b>		
Electricity	47.91	662.97
Garbage Removal	127.55	1,501.06
Water/Sewer	94.35	1,387.63
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TOTAL UTILITIES	269.81	3,551.66
<b>SECURITY</b>		
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<b>ADMINISTRATIVE</b>		
Property Management Fees	500	6,065.75
Other G & A	0	4
Real Estate Tax Exp	0	3,716.03** will change for new owner
Prop. Insurance Expense	0	896
STV Mortgage Expense	0	n/a* new owner mortgage here
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TOTAL ADMINISTRATIVE	500	10,681.78

11634 PACIFIC HIGHWAY SOUTH  
INCOME STATEMENT  
JANUARY 1,2003 - DECEMBER 31,2003

	MONTH ACT	YTD ACTUAL
<b>TOTAL OPERATAT ING EXPENSES</b>	776.44	14,578.26
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<b>NET OPERATING INC. (LOSS)</b>	5,798.56	60,761.74
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<b>NON PASS THRU EXPENSES</b>		
Utilities-Landlord Exp	0	276.91
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<b>TOTAL NON PASS THRU EXP.</b>	0	276.91
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<b>NON-OPERATING EXPENSES</b>		
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<b>TOTAL NON-OPERATING EXP.</b>	0	276.91
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<b>NET INCOME (LOSS)</b>	5,798.56	\$60,484.83***
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\*\* does not include mortgage expense/tax adjust

1/22/04

Neil Walter Company LLC

4:47 pm

User: LSYPOLE

Rent Roll

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Property : 11634 PACIFIC HWY. SOUTH BLDG.

Unit Reference Number	Name	Monthly Rent	Square Feet	Rent Per Square Foot	Lease Starting Date	Lease Exp. Date	Deposits Held
114-A	Youn's Variety Store	2,575.00	3000	10.30/yr 0.86/mth	4/01/02	3/31/07	2,500.00
114-C	VACANT	0.00	1000	0.00/yr 0.00/mth			0.00
114-D	VACANT	0.00	900	0.00/yr 0.00/mth			0.00
114-E	Sim Ya Cafe	2,000.00	2300	10.43/yr 0.87/mth	2/01/02	1/31/07	0.00
114-G	Best Japanese Auto Repair	2,000.00	2500	9.60/yr 0.80/mth	2/01/04	1/31/09	0.00

## PROPERTY TOTALS :

Total Occupied Rents	6,575.00
Total Vacant Rents	0.00
Total Gross Rents	6,575.00
Total Square Footage	9700
Average Rent/Sq. Ft. /Yr.	8.13
Average Rent/Sq. Ft. /Mth	0.68
Total Security Deposits	2,500.00

## --- Percentage of Occupied Units ---

Total Occupied Units	3
Total Vacant Units	2
Total Units	5
Percentage Occupied	60%

## --- Percentage of Occupied Sq. Feet ---

Total Occupied Sq. Feet	7800
Total Vacant Sq. Feet	1900
Total Square Footage	9700
Percentage Occupied	80%

1/22/04

Neil Walter Company LLC

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Rent Roll

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Property : T O T A L S

Unit Reference Number	Name	Monthly Rent	Square Feet	Rent Per Square Foot	Lease Starting Date	Lease Exp. Date	Deposits Held
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## G R A N D T O T A L S :

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# 11634 Pacific Highway

## RENT ROLL

SUITE	BUSINESS NAME	OWNER	PHONE NUMBER	SQ.FT.	LEASE EXP	OPTIONS	BASE RENT	NNN	TOTAL RENT	SEC.DEP.	Comments
A&B	Youn's Variety Store	Son S. Kyong	253-589-8902	3000	03/31/07	1/5	\$2,500.00	\$0.00	\$2,500.00	\$ 2,500.00	3% increase 4/1/04 annual
											Tenant pays electricity
C	Vacant			1000							
D	Vacant			1000							
E&F	Yeo In Chon Ha Café	Gina Stivers	253-581-4106	2300	01/31/07	1/5	\$2,000.00	\$0.00	\$2,000.00	\$ 2,000.00	Total rent is fixed
											Tenant pays electricity
11632	Best Japanese Auto	Yong Rich	253-581-7208	2500	01/31/09	1/5	\$2,000.00	\$0.00	\$2,000.00	\$ 4,000.00	2% annual increase 02/05
											Tenant pays electricity
<b>Total:</b>	<b>3 Tenants</b>			<b>9,800</b>			<b>\$ 6,500.00</b>		<b>\$6,500.00</b>	<b>\$ 8,500.00</b>	